



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 26, 2026
6:30PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

1. Call to Order / Roll Call.
2. Pledge of Allegiance.
3. America 250.

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- 4a. Consider and act upon the minutes from the May 5, 2026, Planning and Zoning Commission work session meeting.

- 4b. Consider and act upon the minutes from the May 5, 2026, Planning and Zoning Commission regular meeting.
- 4c. Consider and act upon a request to Table a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway to the June 2, 2026 Planning and Zoning Commission meeting. (DEVAPP-24-0110)
- 4d. Consider and act upon a request for a Preliminary Plat of Heritage Heights, on 79.3± acres, located on the south side of First Street and 400± feet west of Coleman Street. (DEVAPP-26-0015)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Public Comment Request Form” and present it to a staff member prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a “Public Comment Request Form” and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

- 5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 6. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Tuesday, May 19, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Planning and Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, May 5, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 P.M.

Commissioners Present: Secretary Glen Blanscet, John Hamilton, Matt Furay, Brett Butler and Deborah Daniel

Commissioner(s) Absent: Chair Damon Jackson, Vice Chair Josh Carson

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Other(s) Present: Chace Craig, Town Attorney

Items for Individual Consideration

1. Discuss items on May 5, 2026, Planning and Zoning Commission agenda.

Town Staff introduced Consent Agenda Items 4a-4h.

The Commission inquired about Item 4e regarding traffic concerns and whether any accommodations were proposed to ease congestion. Staff responded that a Traffic Impact Analysis was conducted and it was determined there would be no significant impacts.

The Commission inquired about Item 5 in relation to the regulations for these types of uses in the Unified Development Code (UDC). The Town Attorney responded that since this application was submitted prior to the adoption of the Unified Development Code, it is grandfathered under the regulations that were in place at the time the application was made.

The Commission then asked whether a new Specific Use Permit (SUP) would be needed if one of the hotels failed, moved out or changed uses. Staff confirmed that any change would require the SUP to be revisited. There was further discussion regarding whether there were limits on the number of hotels in the Town and whether this proposal would impact future hotel needs.

Adjourn.

The work session was adjourned at 6:50 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 5, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:45 P.M.

Commissioners Present: Secretary Glen Blanscet, John Hamilton, Matt Furay, Brett Butler and Deborah Daniel

Commissioner(s) Absent: Chair Damon Jackson, Vice Chair Josh Carson

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Other(s) Present: Chace Craig, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

- 4a. Consider and act upon the minutes from the April 21, 2026, Planning and Zoning Commission work session meeting.**
- 4b. Consider and act up the minutes from the April 21, 2026, Planning and Zoning Commission regular meeting.**
- 4c. Consider and act upon a request to Table a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway to the May 26, 2026 Planning and Zoning Commission meeting. (DEVAPP-24-0110)**
- 4d. Consider and act upon a request for a Preliminary Plat of Prosper Oaks, on 375.1± acres, located on the south side of Frontier Parkway and 2,140± feet east of FM 1385. (DEVAPP-25-0140)**
- 4e. Consider and act upon a request for a Site Plan for Office/Warehouse Buildings on Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0006)**
- 4f. Consider and act upon a request for a Final Plat of Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0007)**

- 4g. Consider and act upon a request for a Site Plan for Restaurant/Retail and Medical Office/Retail Buildings on Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0021)**
- 4h. Consider and act upon a request for a Replat of Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0022)**

Commissioner Hamilton made a motion to approve Items 4a, 4b, 4c, 4d, 4e, 4f, 4g and 4h. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008)**

Mr. Hill presented Item 5 to the Commission.

Commissioner Blanscet inquired what new information was being presented. Mr. Hill responded that representatives for Hilton company were present to provide more details about the extended stay and room costs. Wes Hoblit with Master Plan Consultants and Whitney Knight with Hilton introduced themselves as representatives for the project and presented a PowerPoint to the Commissioners.

Commissioner Blanscet inquired where the required restaurant was located on the plans. Anil Ram of ADR Designs LLC explained that the full-service restaurant is located between the Hilton Garden Inn and Homewood Suites and includes a full-service kitchen. A separate breakfast area is provided on the Homewood Suites side. Mr. Hoblit also confirmed that all amenities are shared between the hotels and that the restaurant would be open to both hotel guests and the public.

Commissioner Blanscet inquired how the dual-branded hotel would operate together on a day-to-day basis. Ms. Knight explained that both hotels would function as a unified operation under one general manager while sharing staff and amenities including housekeeping, front desk, sales, catering, food service, and the pool. Operational differences primarily involve backend systems and breakfast service as Homewood Suites offers complimentary breakfast while Hilton Garden Inn charges separately. Ms. Knight also stated that guests would experience the property as a single hotel and that the shared setup benefits group events such as weddings.

Commissioner Blanscet inquired about Hilton's renovation requirements. Ms. Knight explained that hotels typically undergo a soft renovation roughly every seven years which consists of updates to carpet and furnishings, followed by a full interior renovation roughly every fourteen years. The applicant then added that most hotels renew their franchise agreements after completing required upgrades, including potential exterior updates through a Product Improvement Plan.

Commissioner Furay inquired about how the two hotel brands are separated. Ms. Knight explained that they share a common lobby and front desk but have separate elevator banks and room areas that are typically divided by floors or sections. Mr. Ram clarified that there are no walls on each floor separating the hotels; the different room types share the same corridor and there is signage for each brand.

Commissioner Furay inquired whether the project could instead become a single Hilton Garden Inn rather than a dual brand. Ms. Knight explained that once license agreements are signed, changing the hotel brands would create major legal issues. It was also noted that the developers did not initially realize a Specific Use Permit was required.

Commissioner Furay made a motion to close the public hearing and approve Item 5. The motion was seconded by Commissioner Daniel. The motion was passed by a vote of 4-1 with Commissioner Hamilton in opposition. Commissioner Hamilton expressed that the reasons for his denial have not changed from when the item was previously heard by the Commission. There are already approved extended stay hotels in Prosper and any additional extended stays will impact the number of available full service rooms.

6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Mr. Hill Informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

7. Adjourn.

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

The meeting was adjourned at 7:46 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



PLANNING

To: Planning and Zoning Commission **Item No. 4c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-12
Meeting: May 26, 2026

Agenda Item:

Consider and act upon a request to **Table** a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway to the **June 2, 2026** Planning and Zoning Commission meeting. (DEVAPP-24-0110)

Description of Agenda Item:

On May 5, 2026, the Planning and Zoning Commission tabled this item to the May 26, 2026 meeting.

Town Staff requests tabling this item to the Planning and Zoning Commission meeting on June 2, 2026, to allow additional time for the applicant to make revisions on the Preliminary Site Plan.

Town Staff Recommendation:

Town Staff recommends the Planning and Zoning Commission table this item to June 2, 2026.



PLANNING

To: Planning and Zoning Commission **Item No. 4d**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Preliminary Plat of Heritage Heights
Meeting: May 26, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Heritage Heights, on 79.3± acres, located on the south side of First Street and 400± feet west of Coleman Street. (DEVAPP-26-0015)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Subdistrict 3) and Single Family-15.

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-67 (PD-67). The proposed plat diverges from the conceptual plan in that it is entirely single family lots; the townhome lots have been removed.

*** Bolded items in this section represent what is reflected on the Preliminary Plat while the items in parenthesis show the requirements outlined in the Planned Development. ***

- Density: PD-67 does not specify a minimum density or maximum number of single family lots.
- Size of Yards:
 - Minimum Front Yard – **20'** (Min. of 15 ft)
 - Minimum Side Yard – **7.5'** (Min. of 7 ft)
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20 ft)

- Size of Lots:
 - Minimum Lot Size – **6,875 SF** (Min. of 6,875 SF)
 - Minimum Lot Width – **55'** (Min. of 55 ft)
 - Minimum Lot Depth – **125'** (Min. of 100 ft)

Description of Agenda Item:

The purpose of the Preliminary Plat is to construct a subdivision consisting of 195 single family homes and 10 open space lots. There will also be two large lots platted along First Street that are intended for non-residential use, as allowed by the Planned Development.

Access:

Access is provided from First Street, Lovers Lane and Coleman Street.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. The property is adjacent to a railroad and is compliant with the required screening standards.

Hike & Bike Trail:

A ten-foot hike and bike trail is provided along the west side of Main Street through the development.

Companion Item:

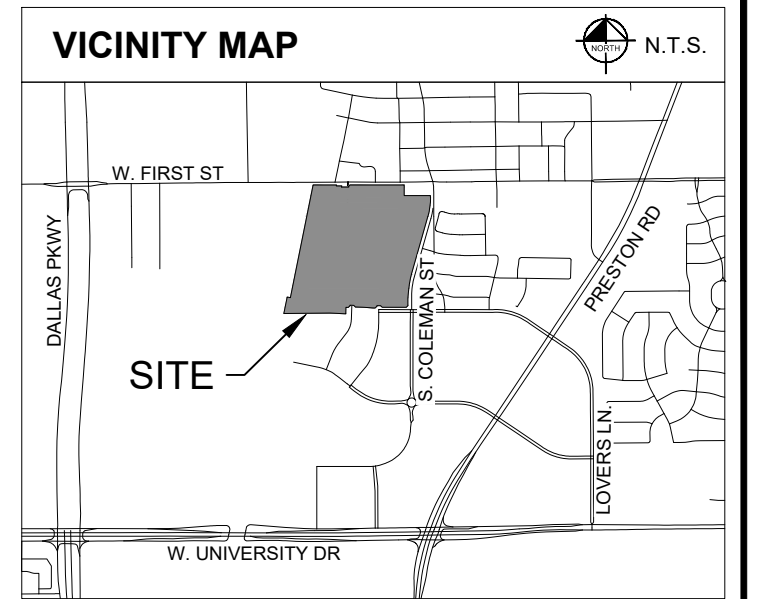
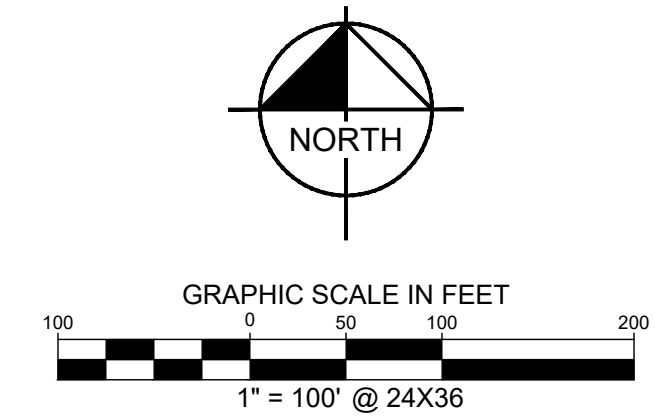
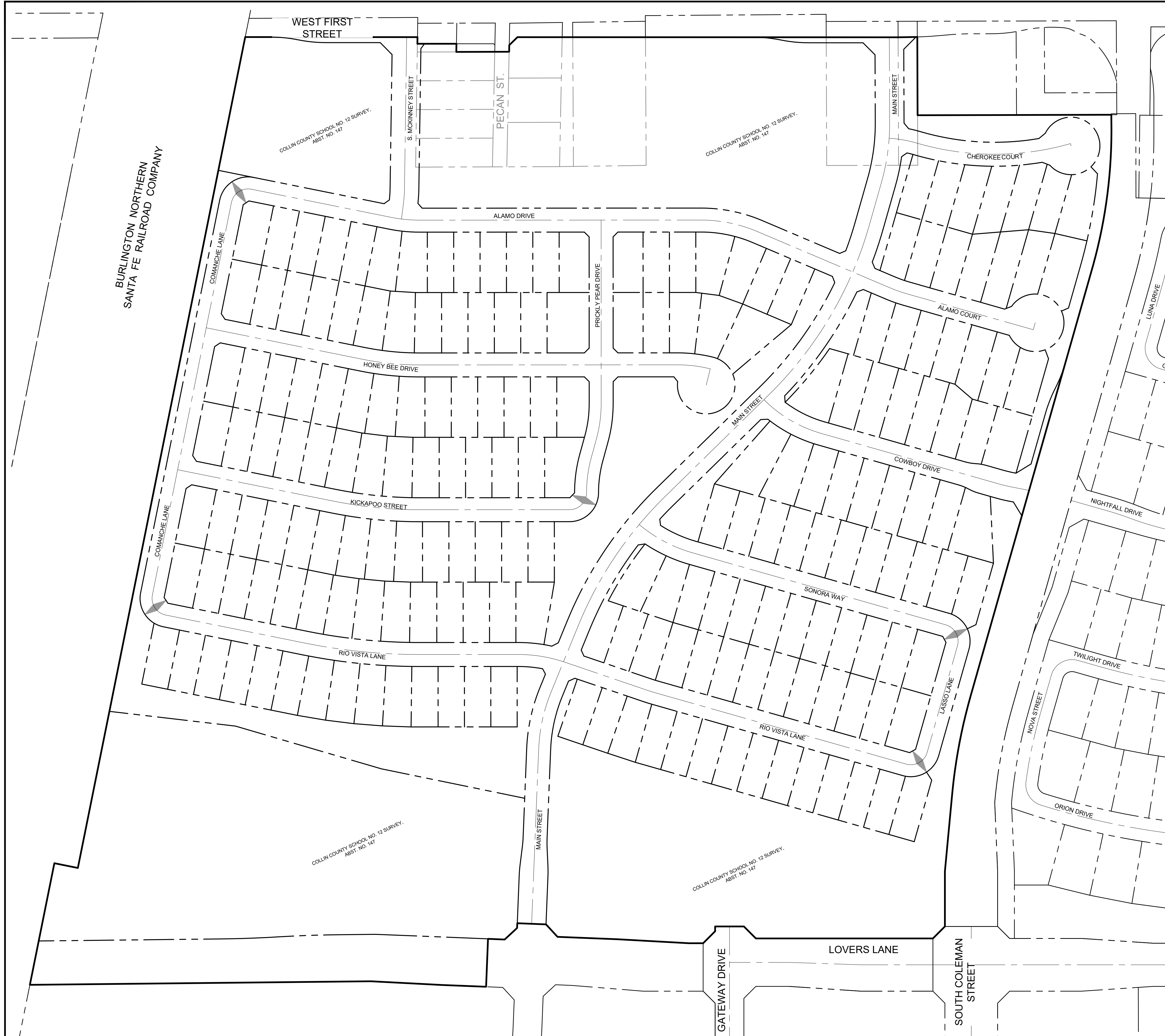
There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Preliminary Plat

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat subject to the modification of Cherokee Court to Cherokee Drive.



LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

LEGEND	
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
R.R.S.B	RAILROAD SETBACK
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	NO DRIVEWAY ACCESS

SEE SHEET 6 FOR LINE TABLES, CURVE TABLES, LOT TABLES, AND LOT DETAILS.

SEE SHEET 8 FOR GENERAL NOTES

PRELIMINARY PLAT HERITAGE HEIGHTS

79.298 ACRES

195 RESIDENTIAL LOTS
 BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26;
 BLOCK C: LOTS 1-28; BLOCK D: LOTS 1-7 & 9-41;
 BLOCK F: LOTS 2-8, 10-23, & 25-32; BLOCK G: LOTS 2-26 & 28-36;
 BLOCK H: LOTS 1-24;

10 OPEN SPACE (HOA) LOTS
 BLOCK A: LOTS 1X, 2X, & 17X; BLOCK D: LOT 8X;
 BLOCK F: LOTS 1X, 9X & 24X; BLOCK G: LOTS 1X & 27X;
 BLOCK H: LOT 25X;

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 DEVAPP-26-0015
 PREPARED: 05/12/2026

Kimley»Horn
 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	May 2026	068109122	1 OF 8

FILED:

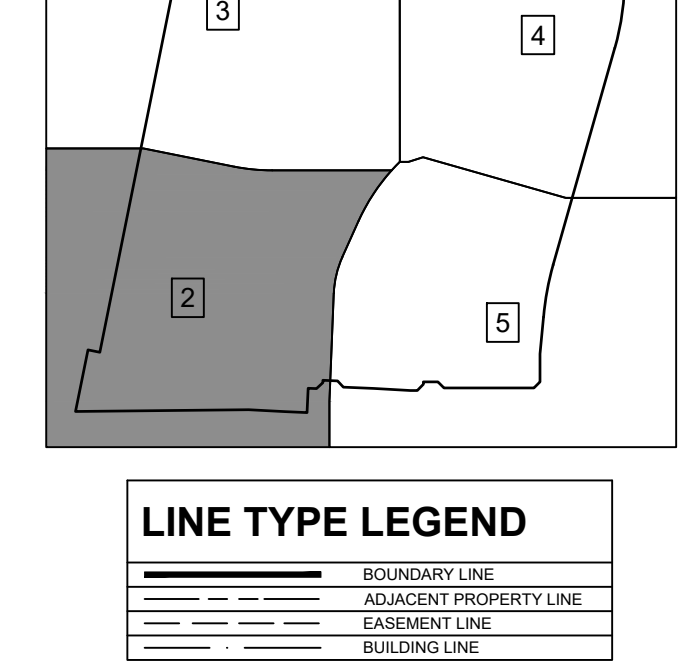
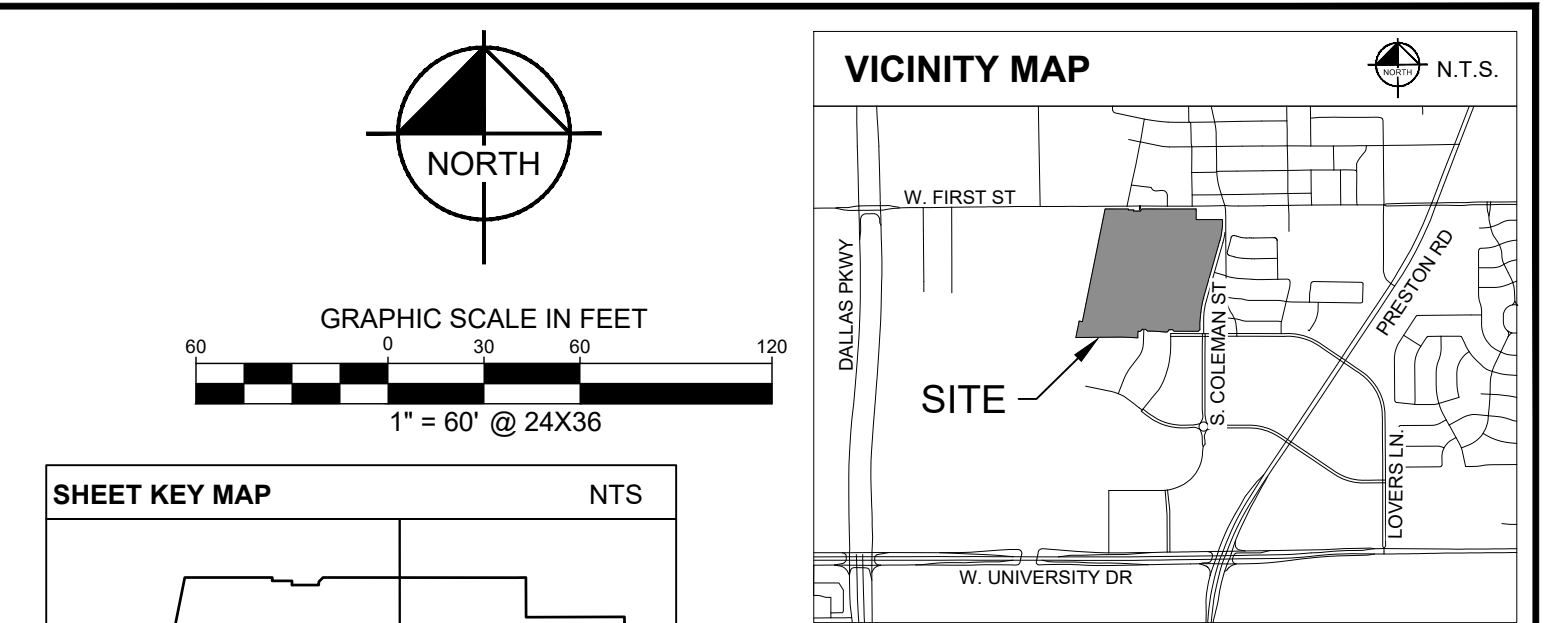
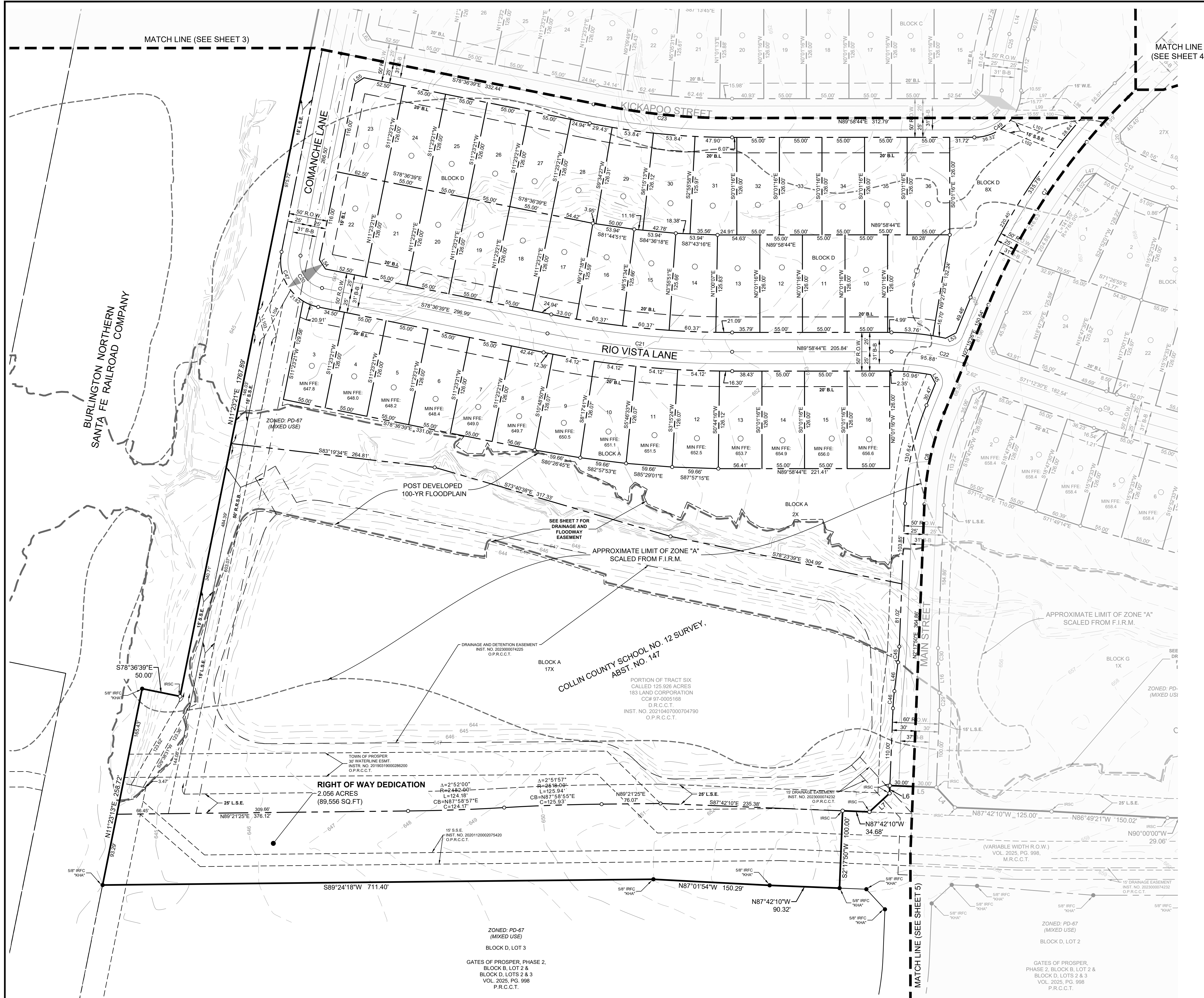
SURVEYOR:
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
 Contact :Sylviana Gunawan, R.P.L.S.

ENGINEER:
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
 Contact : David Barton, PE

OWNER:
 Prosper Economic
 Development Corporation
 121 W.Broadway St.
 Prosper, TX 75078

OWNER:
 183 Land Corporation
 1 Cowboys Pkwy
 Irving, TX 75063
 Phone: 972-543-2412
 Contact: Scott Shipp

OWNER:
 Blue Star land, LP.
 1 Cowboys Way, Ste 100
 Frisco, TX 75034
 Phone: 972-543-2412
 Contact: Scott Shipp



LEGEND

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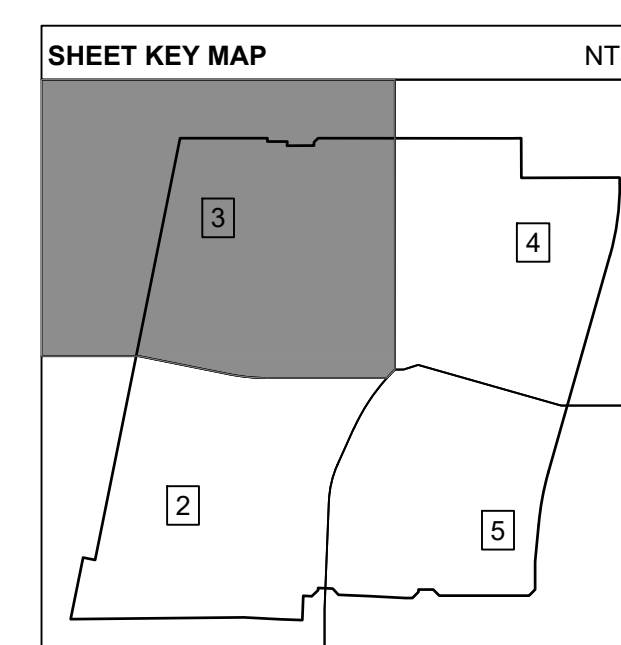
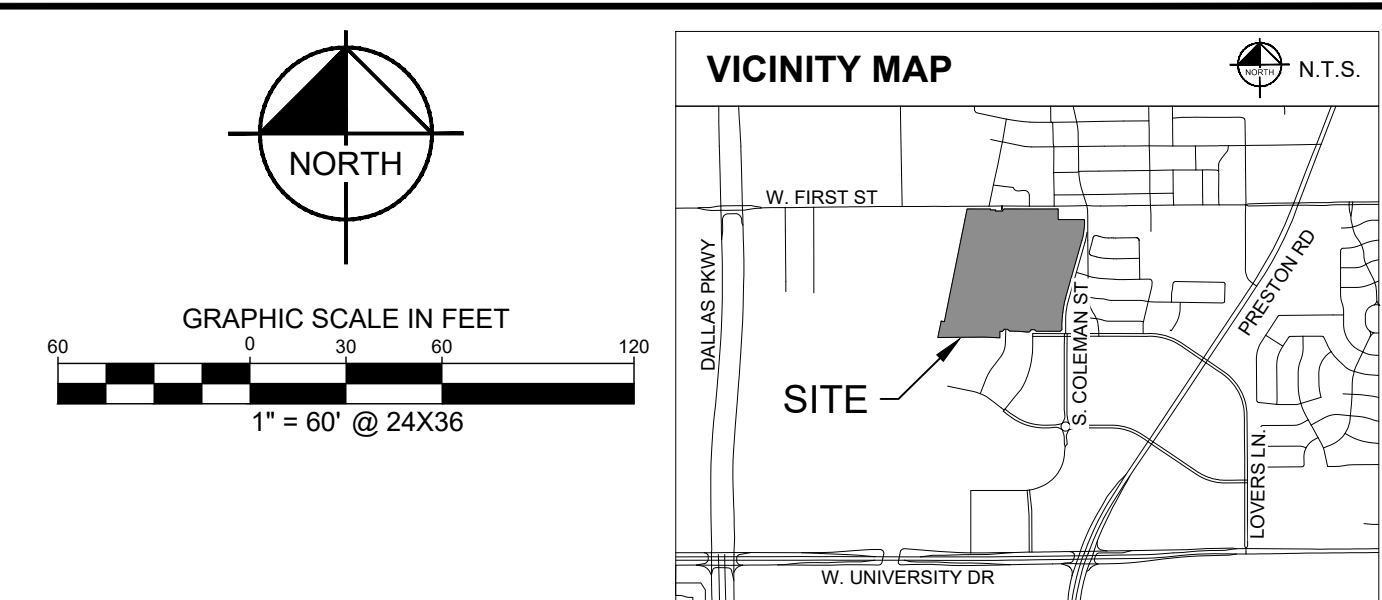
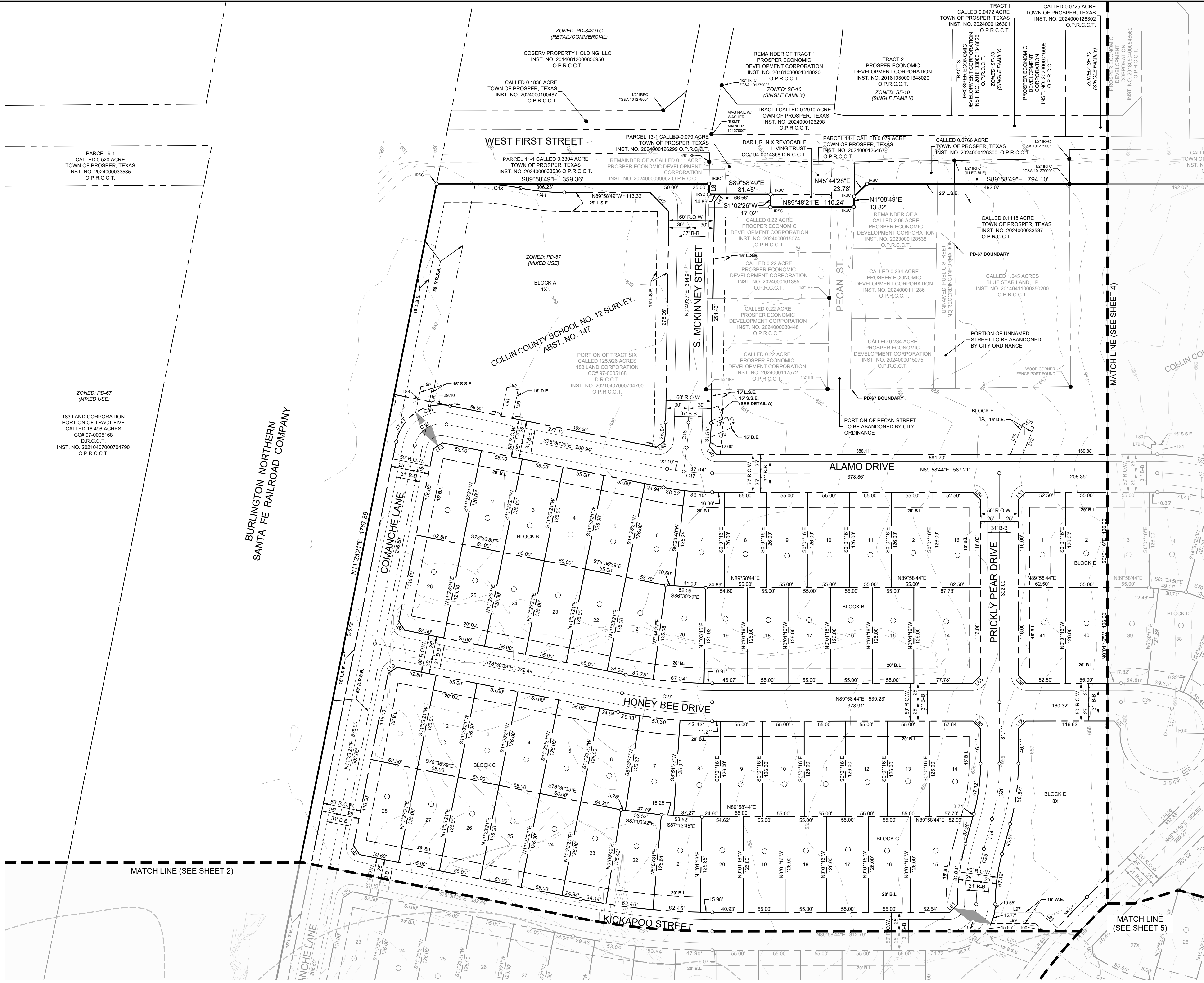
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Sylviana Gunawan, R.P.L.S.

ENGINEER: Prosper Economic Development Corporation 121 W Broadway St. Frisco, TX 75078 Contact: David Barton, PE

OWNER: Blue Star Land, LP. 1 Cowboys Pkwy Frisco, TX 75034 Contact: Scott Shipp

OWNER: Blue Star Land, LP. 1 Cowboys Pkwy Frisco, TX 75034 Contact: Scott Shipp

DWG NAME: K:\P\PROSPER\RESIDENTIAL\068109122-GATES OF PROSPER\PPDWG_PLOTTED BY: SHEETERS, CDDY 5/12/2026 3:26 PM LAST SAVED: 5/12/2026 3:48 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.



LEGEND

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

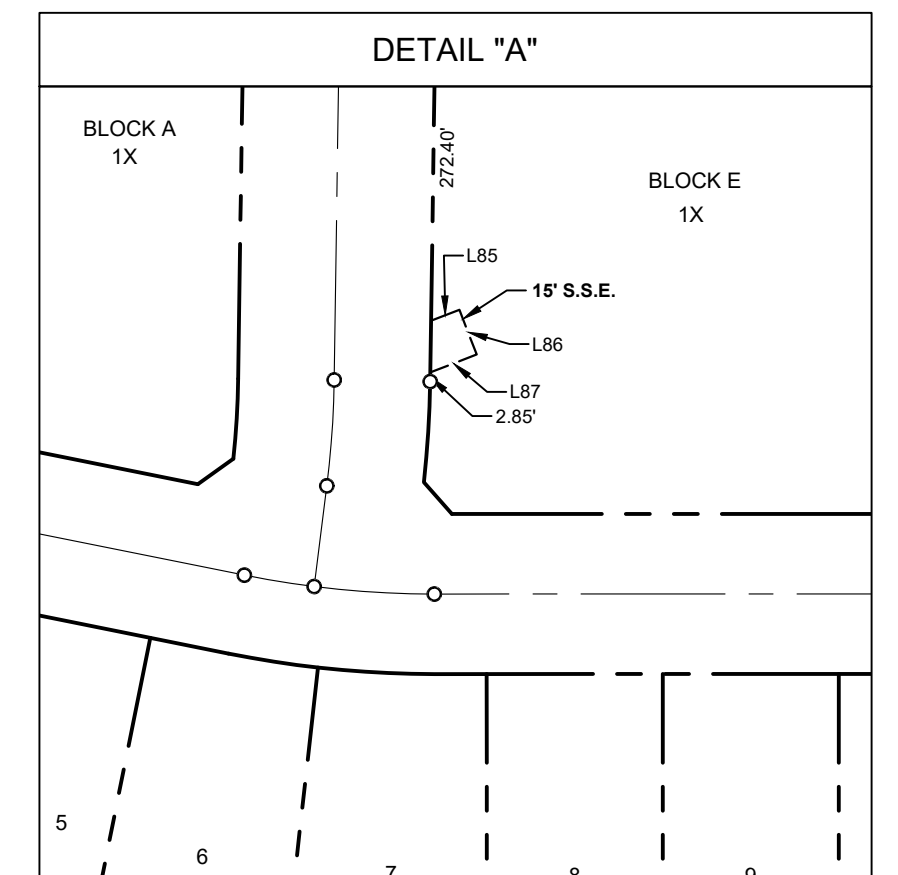
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 XF "X" CUT FOUND
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 A.E. ACCESS EASEMENT
 A.U.E. ACCESS & UTILITY EASEMENT
 B.L. BUILDING LINE
 W.M.E. WALL MAINTENANCE EASEMENT
 D.E. DRAINAGE EASEMENT
 D.D.E. DRAINAGE & DETENTION EASEMENT
 F.A.U.E. FIRELANE, ACCESS & UTILITY EASEMENT
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 L.S.E. LANDSCAPE EASEMENT
 HOA HOMEOWNER'S ASSOCIATION
 OFN OPEN FENCE REQUIRED
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 P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT
 R.R.S.B. RAILROAD SETBACK
 S.E. STREET EASEMENT
 S.S.E. SANITARY SEWER EASEMENT
 S.U.E. SIDEWALK & UTILITY EASEMENT
 S.W.E. SIDEWALK EASEMENT
 U.E. UTILITY EASEMENT
 W.E. WATER EASEMENT
 STREET NAME CHANGE
 * NO DRIVEWAY ACCESS

LINE TYPE LEGEND

BOUNDARY LINE
 ADJACENT PROPERTY LINE
 EASEMENT LINE
 BUILDING LINE

SEE SHEET 6 FOR LINE TABLES, CURVE TABLES, LOT TABLES, AND LOT DETAILS.

SEE SHEET 8 FOR GENERAL NOTES



PRELIMINARY PLAT HERITAGE HEIGHTS

79.298 ACRES

195 RESIDENTIAL LOTS
 BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26;
 BLOCK C: LOTS 1-28; BLOCK D: LOTS 1-7 & 9-41;
 BLOCK F: LOTS 2-8, 10-23, & 25-32; BLOCK G: LOTS 2-26 & 28-36;
 BLOCK H: LOTS 1-24;

10 OPEN SPACE (HOA) LOTS
 BLOCK A: LOTS 1X, 2X, & 17X; BLOCK D: LOT 8X;
 BLOCK F: LOTS 1X, 9X & 24X; BLOCK G: LOTS 1X & 27X;
 BLOCK H: LOT 25X;

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 DEVAPP-26-0015
 PREPARED: 05/12/2026

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	May 2026	068109122	3 OF 8

FILED:

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

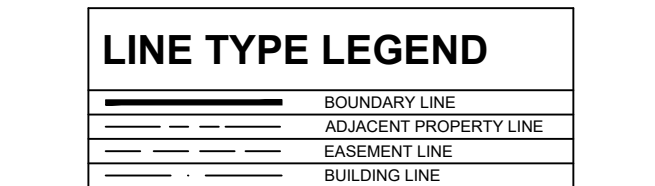
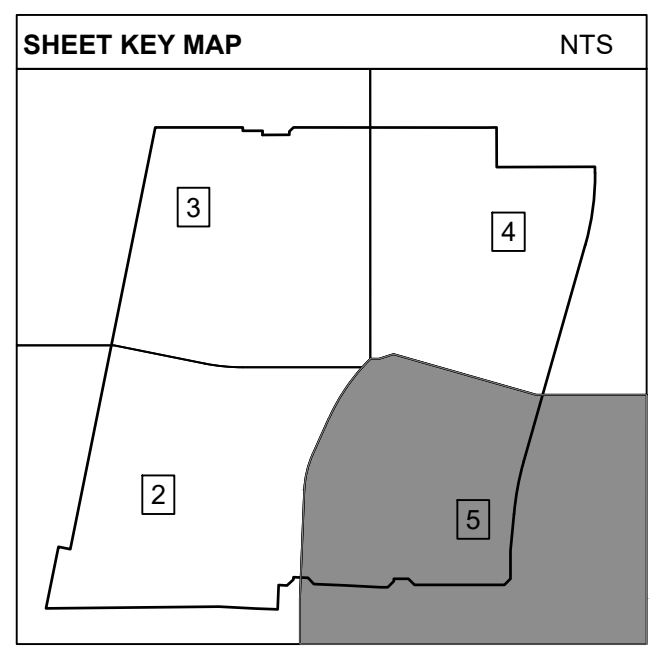
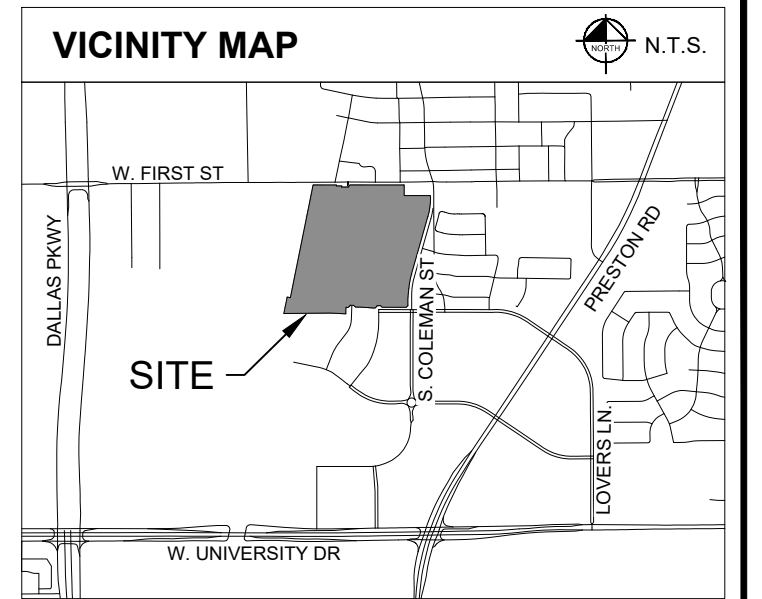
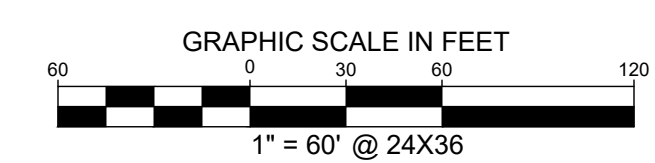
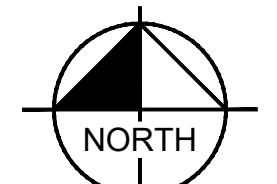
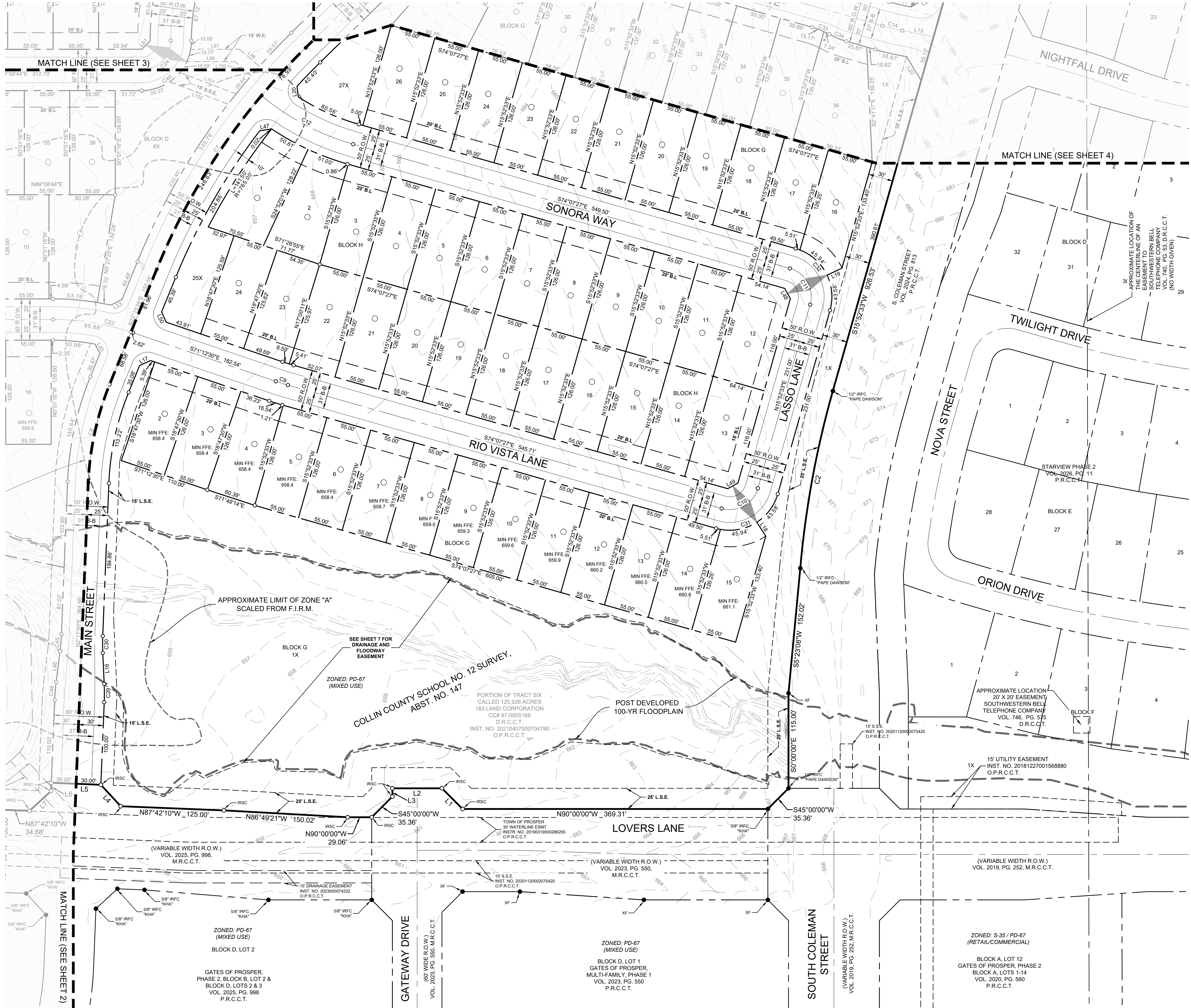
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Sylviana Gunawan, R.P.L.S.

ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: David Barton, PE

OWNER: Prosper Economic Development Corporation 121 W. Broadway St. Prosper, TX 75078

OWNER: 183 Land Corporation 1 Cowboys Pkwy Irving, TX 75063 Phone: 972-543-2412 Contact: Scott Shipp

OWNER: Blue Star Land, LP. 1 Cowboys Way, Ste 100 Frisco, TX 75034 Phone: 972-543-2412 Contact: Scott Shipp



LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
R.R.S.B	RAILROAD SETBACK
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	NO DRIVEWAY ACCESS

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SEE SHEET 8 FOR GENERAL NOTES

PRELIMINARY PLAT HERITAGE HEIGHTS

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 PREPARED: 05/12/2026

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	May 2026	068109122	5 OF 8

FILED:

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

SURVEYOR:
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 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
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 Prosper, TX 75078

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 1 Cowboys Pkwy
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 Phone: 972-543-2412
 Contact: Scott Shipp

OWNER:
 Blue Star Land, LP.
 1 Cowboys Way, Ste 100
 Frisco, TX 75034
 Phone: 972-543-2412
 Contact: Scott Shipp

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	2.359	102,762	BLOCK B LOT 14	0.253	11,011	BLOCK C LOT 18	0.159	6,930	BLOCK D LOT 20	0.159	6,930	BLOCK F LOT 8	0.160	6,968	BLOCK G LOT 7	0.159	6,930	BLOCK H LOT 1	0.191	8,335
BLOCK A LOT 2X	2.268	98,796	BLOCK B LOT 15	0.159	6,930	BLOCK C LOT 19	0.159	6,930	BLOCK D LOT 21	0.159	6,930	BLOCK F LOT 9X	0.102	4,453	BLOCK G LOT 8	0.159	6,930	BLOCK H LOT 2	0.179	7,792
BLOCK A LOT 3	0.160	6,954	BLOCK B LOT 16	0.159	6,930	BLOCK C LOT 20	0.161	7,026	BLOCK D LOT 22	0.180	7,825	BLOCK F LOT 10	0.163	7,093	BLOCK G LOT 9	0.159	6,930	BLOCK H LOT 3	0.159	6,930
BLOCK A LOT 4	0.159	6,930	BLOCK B LOT 17	0.159	6,930	BLOCK C LOT 21	0.168	7,310	BLOCK D LOT 23	0.180	7,825	BLOCK F LOT 11	0.167	7,253	BLOCK G LOT 10	0.159	6,930	BLOCK H LOT 4	0.159	6,930
BLOCK A LOT 5	0.159	6,930	BLOCK B LOT 18	0.159	6,930	BLOCK C LOT 22	0.168	7,298	BLOCK D LOT 24	0.159	6,930	BLOCK F LOT 12	0.167	7,254	BLOCK G LOT 11	0.159	6,930	BLOCK H LOT 5	0.159	6,930
BLOCK A LOT 6	0.159	6,930	BLOCK B LOT 19	0.161	7,030	BLOCK C LOT 23	0.164	7,130	BLOCK D LOT 25	0.159	6,930	BLOCK F LOT 13	0.179	7,818	BLOCK G LOT 12	0.159	6,930	BLOCK H LOT 6	0.159	6,930
BLOCK A LOT 7	0.159	6,930	BLOCK B LOT 20	0.173	7,548	BLOCK C LOT 24	0.159	6,930	BLOCK D LOT 26	0.159	6,930	BLOCK F LOT 14	0.205	8,944	BLOCK G LOT 13	0.159	6,930	BLOCK H LOT 7	0.159	6,930
BLOCK A LOT 8	0.160	6,985	BLOCK B LOT 21	0.167	7,259	BLOCK C LOT 25	0.159	6,930	BLOCK D LOT 27	0.159	6,930	BLOCK F LOT 15	0.184	8,008	BLOCK G LOT 14	0.159	6,930	BLOCK H LOT 8	0.159	6,930
BLOCK A LOT 9	0.164	7,159	BLOCK B LOT 22	0.159	6,930	BLOCK C LOT 26	0.159	6,930	BLOCK D LOT 28	0.163	7,107	BLOCK F LOT 16	0.223	9,701	BLOCK G LOT 15	0.171	7,427	BLOCK H LOT 9	0.159	6,930
BLOCK A LOT 10	0.164	7,159	BLOCK B LOT 23	0.159	6,930	BLOCK C LOT 27	0.159	6,930	BLOCK D LOT 29	0.167	7,253	BLOCK F LOT 17	0.191	8,330	BLOCK G LOT 16	0.171	7,427	BLOCK H LOT 10	0.159	6,930
BLOCK A LOT 11	0.164	7,159	BLOCK B LOT 24	0.159	6,930	BLOCK C LOT 28	0.180	7,825	BLOCK D LOT 30	0.166	7,250	BLOCK F LOT 18	0.181	7,883	BLOCK G LOT 17	0.159	6,930	BLOCK H LOT 11	0.159	6,930
BLOCK A LOT 12	0.164	7,161	BLOCK B LOT 25	0.159	6,930	BLOCK D LOT 1	0.180	7,825	BLOCK D LOT 31	0.166	7,209	BLOCK F LOT 19	0.178	7,762	BLOCK G LOT 18	0.159	6,930	BLOCK H LOT 12	0.184	8,032
BLOCK A LOT 13	0.161	7,002	BLOCK B LOT 26	0.180	7,825	BLOCK D LOT 2	0.159	6,930	BLOCK D LOT 32	0.159	6,930	BLOCK F LOT 20	0.163	7,095	BLOCK G LOT 19	0.159	6,930	BLOCK H LOT 13	0.184	8,032
BLOCK A LOT 14	0.159	6,930	BLOCK C LOT 1	0.180	7,825	BLOCK D LOT 3	0.159	6,930	BLOCK D LOT 33	0.159	6,930	BLOCK F LOT 21	0.163	7,095	BLOCK G LOT 20	0.159	6,930	BLOCK H LOT 14	0.159	6,930
BLOCK A LOT 15	0.159	6,930	BLOCK C LOT 2	0.159	6,930	BLOCK D LOT 4	0.193	8,395	BLOCK D LOT 34	0.159	6,930	BLOCK F LOT 22	0.163	7,097	BLOCK G LOT 21	0.159	6,930	BLOCK H LOT 15	0.159	6,930
BLOCK A LOT 16	0.159	6,930	BLOCK C LOT 3	0.159	6,930	BLOCK D LOT 5	0.179	7,795	BLOCK D LOT 35	0.159	6,930	BLOCK F LOT 23	0.167	7,266	BLOCK G LOT 22	0.159	6,930	BLOCK H LOT 16	0.159	6,930
BLOCK A LOT 17X	8.373	364,736	BLOCK C LOT 4	0.159	6,930	BLOCK D LOT 6	0.159	6,930	BLOCK D LOT 36	0.159	6,930	BLOCK F LOT 24X	0.167	7,282	BLOCK G LOT 23	0.159	6,930	BLOCK H LOT 17	0.159	6,930
BLOCK B LOT 1	0.180	7,825	BLOCK C LOT 5	0.159	6,930	BLOCK D LOT 7	0.159	6,930	BLOCK D LOT 37	0.238	10,363	BLOCK F LOT 25	0.232	10,105	BLOCK G LOT 24	0.159	6,930	BLOCK H LOT 18	0.159	6,930
BLOCK B LOT 2	0.159	6,930	BLOCK C LOT 6	0.165	7,190	BLOCK D LOT 8X	1.871	81,489	BLOCK D LOT 38	0.200	8,709	BLOCK F LOT 26	0.189	8,250	BLOCK G LOT 25	0.159	6,930	BLOCK H LOT 19	0.159	6,930
BLOCK B LOT 3	0.159	6,930	BLOCK C LOT 7	0.170	7,399	BLOCK D LOT 9	0.204	8,871	BLOCK D LOT 39	0.174	7,597	BLOCK F LOT 27	0.189	8,250	BLOCK G LOT 26	0.159	6,930	BLOCK H LOT 20	0.159	6,930
BLOCK B LOT 4	0.159	6,930	BLOCK C LOT 8	0.167	7,292	BLOCK D LOT 10	0.159	6,930	BLOCK D LOT 40	0.159	6,930	BLOCK F LOT 28	0.189	8,250	BLOCK G LOT 27X	0.275	11,999	BLOCK H LOT 21	0.159	6,930
BLOCK B LOT 5	0.159	6,930	BLOCK C LOT 9	0.159	6,930	BLOCK D LOT 11	0.159	6,930	BLOCK D LOT 41	0.180	7,825	BLOCK F LOT 29	0.189	8,250	BLOCK G LOT 28	0.259	11,264	BLOCK H LOT 22	0.163	7,086
BLOCK B LOT 6	0.170	7,417	BLOCK C LOT 10	0.159	6,930	BLOCK D LOT 12	0.159	6,930	BLOCK E LOT 1X	7.866	342,639	BLOCK F LOT 30	0.179	7,817	BLOCK G LOT 29	0.205	8,945	BLOCK H LOT 23	0.163	7,092
BLOCK B LOT 7	0.173	7,530	BLOCK C LOT 11	0.159	6,930	BLOCK D LOT 13	0.161	7,023	BLOCK F LOT 1X	0.938	40,877	BLOCK F LOT 31	0.163	7,092	BLOCK G LOT 30	0.178	7,739	BLOCK H LOT 24	0.159	6,914
BLOCK B LOT 8	0.159	6,930	BLOCK C LOT 12	0.159	6,930	BLOCK D LOT 14	0.165	7,199	BLOCK F LOT 2	0.198	8,636	BLOCK F LOT 32	0.215	9,350	BLOCK G LOT 31	0.173	7,535	BLOCK H LOT 25X	0.173	7,542
BLOCK B LOT 9	0.159	6,930	BLOCK C LOT 13	0.159	6,930	BLOCK D LOT 15	0.165	7,195	BLOCK F LOT 3	0.166	7,242	BLOCK G LOT 2	0.159	6,930	BLOCK G LOT 32	0.173	7,535	ROW DEDICATION	2.056	89,556
BLOCK B LOT 10	0.159	6,930	BLOCK C LOT 14	0.189	8,243	BLOCK D LOT 16	0.165	7,193	BLOCK F LOT 4	0.184	8,003	BLOCK F LOT 3	0.159	6,930	BLOCK G LOT 33	0.173	7,535			
BLOCK B LOT 11	0.159	6,930	BLOCK C LOT 15	0.199	8,654	BLOCK D LOT 17	0.162	7,074	BLOCK F LOT 5	0.184	8,012	BLOCK G LOT 4	0.165	7,191	BLOCK G LOT 34	0.173	7,535			
BLOCK B LOT 12	0.159	6,930	BLOCK C LOT 16	0.159	6,930	BLOCK D LOT 18	0.159	6,930	BLOCK F LOT 6	0.178	7,745	BLOCK G LOT 5	0.159	6,930	BLOCK G LOT 35	0.173	7,529			
BLOCK B LOT 13	0.180	7,825	BLOCK C LOT 17	0.159	6,930	BLOCK D LOT 19	0.159	6,930	BLOCK F LOT 7	0.166	7,214	BLOCK G LOT 6	0.159	6,930	BLOCK G LOT 36	0.235	10,227			

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°18'32"	1055.00'	300.30'	S07°43'17"W	299.29'	C31	90°00'00"	60.50'	95.03'	N60°52'33"E	85.56'
C2	10°55'38"	1145.00'	218.37'	S10°24'43"W	218.04'	C32	90°00'00"	60.50'	95.03'	N29°07'27"W	85.56'
C3	31°5'128"	575.00'	319.71'	N89°56'49"E	315.61'	C33	12°50'19"	100.00'	22.41'	N67°42'18"W	22.36'
C4	11°57'06"	275.00'	57.36'	N80°06'00"W	57.26'	C34	12°50'19"	100.00'	22.41'	S67°42'18"E	22.36'
C5	16°05'48"	450.00'	126.42'	N07°49'39"E	126.01'	C35	11°11'37"	291.50'	56.95'	N21°28'22"E	56.86'
C6	29°42'07"	800.00'	414.72'	N30°43'37"E	410.09'	C36	11°10'28"	291.50'	56.85'	S21°28'56"W	56.76'
C7	23°19'14"	800.00'	325.62'	S33°55'03"W	323.37'	C37	12°50'19"	100.00'	22.41'	N80°32'36"W	22.36'
C8	19°57'36"	350.00'	121.93'	S12°16'38"W	121.31'	C38	12°50'19"	100.00'	22.41'	S80°32'36"E	22.36'
C9	2°54'57"	300.00'	15.27'	S72°39'59"E	15.27'	C39	299°05'28"	60.00'	313.21'	N04°31'12"E	60.82'
C10	90°00'00"	35.50'	55.76'	N60°52'33"E	50.20'	C40	291°36'01"	60.00'	305.36'	N08°01'52"W	67.45'
C11	90°00'00"	35.50'	55.76'	N29°07'27"W	50.20'	C41	11°23'45"	291.50'	57.97'	N84°17'01"W	57.87'
C12	24°10'00"	300.00'	126.54'	S62°02'27"E	125.60'	C42	11°23'37"	291.50'	57.97'	S84°17'01"E	57.87'
C13	28°42'07"	275.00'	137.76'	S59°46'23"E	136.32'	C43	11°23'41"	291.50'	57.97'	N84°16'58"W	57.88'
C14	4°48'36"	300.00'	25.01'	S76°30'45"E	25.00'	C44	11°23'41"	291.50'	57.97'	S84°16'59"E	57.88'
C15	7°07'07"	300.00'	37.27'	S70°33'53"E	37.25'	C45	4°52'26"	240.00'	20.42'	S04°44'03"W	20.41'
C16	23°00'56"	300.00'	120.51'	N78°30'48"W	119.70'	C46	4°52'26"	262.00'	22.29'	S04°44'03"W	22.28'
C17	11°24'37"	300.00'	59.74'	S84°18'58"E	59.64'	C47	90°00'00"	60.50'	95.03'	S33°36'39"W	85.56'
C18	6°20'26"	299.28'	33.12'	N03°59'50"E	33.10'	C48	90°00'00"	60.50'	95.03'	S56°23'21"W	85.56'
C19	90°00'00"	35.50'	55.76'	S56°23'21"W	50.20'	C49	90°00'00"	60.50'	95.03'	N44°58'44"E	85.56'
C20	90°00'00"	35.50'	55.76'	S33°36'39"E	50.20'	C50	254°08'32"	60.00'	266.14'	N60°07'15"E	95.75'
C21	11°24'37"	1205.44'	240.06'	S84°18'58"E	239.66'	C51	90°18'45"	32.92'	51.89'	N64°38'32"E	46.69'
C22	18°48'46"	300.00'	98.50'	N80°36'53"W	98.06'	C52	91°27'00"	2.44'	3.90'	N61°57'29"E	3.50'
C23	11°24'37"	904.00'	180.03'	S84°18'58"E	179.73'	C53	64°41'34"	30.30'	34.21'	S29°13'48"E	32.42'
C24	90°00'00"	35.50'	55.76'	N44°58'44"E	50.20'	C54	63°11'50"	61.57'	67.92'	S29°37'22"E	64.52'
C25	15°22'55"	275.00'	73.83'	S07°40'12"W	73.61'	C55	51°06'53"	18.86'	16.83'	N36°19'56"E	16.27'
C26	15°22'55"	275.00'	73.83'	N07°40'12"E	73.61'						
C27	11°24'37"	601.46'	119.78'	S84°18'58"E	119.58'						
C28	14°10'19"	275.00'	68.02'	N82°56'07"W	67.85'						
C29	4°52'26"	262.00'	22.29'	N00°08'23"W	22.28'						
C30	4°52'26"	240.00'	20.42'	N00°08'23"W	20.41'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°00'00"W	35.36'	L31	S54°45'12"W	13.63'	L61	S44°27'17"W	14.01'	L91	N11°23'21"E	38.65'	L121	N45°50'46"E	9.08'	L151	N22°09'40"E	6.21'
L2	N90°00'00"W	60.00'	L32	S68°45'08"E	17.08'	L62	S33°36'39"E	14.14'	L92	S78°36'39"E	15.00'	L122	S59°33'40"E	18.17'	L152	S87°42'10"E	2.52'
L3	S00°00'00"E	10.00'	L33	N43°27'27"W	20.00'	L63	N56°23'21"E	14.14'	L93	S11°23'21"W	38.65'	L123	S19°21'23"W	11.04'	L153	N87°23'06"E	10.24'
L4	N42°42'10"W	35.36'	L34	S50°37'17"W	17.45'	L64	S45°01'16"E	14.14'	L94	S78°47'11"E	24.90'	L124	S25°15'30"E	9.45'	L154	N85°21'18"E	23.49'
L5	N87°42'10"W	60.00'	L35	S39°29'02"E	15.32'	L65	N44°58'44"E	15.32'	L95	S65°44'21"E	35.73'	L125	S67°20'49"E	46.41'	L155	S83°10'59"E	18.33'
L6	S02°17'50"W	10.00'	L36	N44°53'58"E	35.28'	L66	S33°36'39"E	14.14'	L96	S44°28'48"E	4.76'	L126	N22°41'07"E	22.19'	L156	S13°04'28"E	6.85'
L7	S47°17'50"W	35.36'	L37	N89°58'49"W	3.30'	L67	N49°18'55"E	9.7									



**PRELIMINARY PLAT
HERITAGE HEIGHTS**
79.298 ACRES

195 RESIDENTIAL LOTS
 BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26;
 BLOCK C: LOTS 1-28; BLOCK D: LOTS 1-7 & 9-41;
 BLOCK F: LOTS 2-8, 10-23, & 25-32; BLOCK G: LOTS 2-26 & 28-36;
 BLOCK H: LOTS 1-24;

10 OPEN SPACE (HOA) LOTS
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 BLOCK F: LOTS 1X, 9X & 24X; BLOCK G: LOTS 1X & 27X;
 BLOCK H: LOT 25X;

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 DEVAPP-26-0015
 PREPARED: 05/12/2026

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	May 2026	068109122	7 OF 8

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6.875

SURVEYOR:
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
 Contact :Sylviana Gunawan, R.P.L.S.

ENGINEER:
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
 Contact : David Barton, PE

OWNER:
 Prosper Economic
 Development Corporation
 121 W.Broadway St.
 Prosper, TX 75078

OWNER:
 183 Land Corporation
 1 Cowboys Pkwy
 Irving, TX 75063
 Phone: 972-543-2412
 Contact: Scott Shipp

OWNER:
 Blue Star land, LP.
 1 Cowboys Way, Ste 100
 Frisco, TX 75034
 Phone: 972-543-2412
 Contact: Scott Shipp

FILED:

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS 183 LAND CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION are the owner of a tract of land situated in the Collin County School No. 12 Survey, Abstract No. 147, Collin County County, Texas, and being a portion of a called 125.928 acre tract of land described as "Tract Six" in a deed to 183 Land Corporation, as recorded in CCh 97-0005168 of the Deed Records of Collin County, Texas and Instrument No. 20210407000704790 of the Official Public Records of Collin County, Texas, all of a called 1.045 acre tract of land described in a deed to Blue Star Land, LP, as recorded in Instrument No. 20140411000350200 of the Official Public Records of Collin County, Texas, a portion of a called 0.11 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 202400009692 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000015074 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000030448 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000117572 of the Official Public Records of Collin County, Texas, all of a called 0.234 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 202400011288 of the Official Public Records of Collin County, Texas, all of the remainder of a called 1.033 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000015075 of the Official Public Records of Collin County, Texas, all of a called 0.234 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 202400011403 of the Official Public Records of Collin County, Texas, a portion of a called 2.06 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2023000128538 of the Official Public Records of Collin County, Texas, all of a 40 foot Public Street, as dedicated in Volume 117, Page 474 of the Deed Records of Collin County, Texas, a portion of Pecan Street, a 30 foot wide right of way, as described in Volume 1561, Page 516 of the Deed Records of Collin County, Texas, and a portion of a unnamed street, no records found, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of a called 0.928 acre tract of land described in a deed to First Presbyterian Church, Prosper Texas, as recorded in Volume 1470, Page 102 of the Deed Records of Collin County, Texas, same being on the easterly line of said 40 foot public street;

THENCE North 89°51'22" East, departing the easterly line of said 40 foot public street and along the southerly line of said 0.928 acre tract and the southerly line of a called 0.42 acre tract of land described in a deed to Dallas Presbyterian, as recorded in Volume 338, Page 298 of the Deed Records of Collin County, Texas, a distance of 404.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of Block A, Lot 1, of Coleman Road, Block A, Lot 1, according to the Final Plat thereof recorded in Volume 2024, Page 813 of the Plat Records of Collin County, Texas,

THENCE along the westerly line of said Block A, Lot 1, the following:

South 00°25'59" East, a distance of 24.49 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found at the beginning of a tangent curve to the right with a radius of 1,055.00 feet, a central angle of 16°18'32", and a chord bearing and distance of South 07°43'17" West, 299.29 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 300.30 feet to 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found for corner;

South 15°52'33" West, a distance of 926.53 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found at the beginning of a tangent curve to the left with a radius of 1,145.00 feet, a central angle of 10°55'38", and a chord bearing and distance of South 10°24'43" West, 218.04 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 218.37 feet to a point for corner;

South 05°23'08" West, a distance of 152.02 feet to an "X" cut in concrete found for corner;

South 00°00'00" East, a distance of 115.00 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found for the southwest corner of said Block A, Lot 1, common to the north end of a corner clip at the intersection of the northerly right of way line of Lovers Lane, a variable width right of way, with the westerly right of way line of South Coleman Street, a variable width right of way, as dedicated in Gates of Prosper, Phase 2, Block A, Lot 1, according to the Conveyance Plat thereof recorded in Volume 2019, Page 252 of the Plat Records of Collin County, Texas,

THENCE South 45°00'00" West, along said corner clip, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for south end of said corner clip, same being on the northerly right of way line of said Lovers Lane;

THENCE along the northerly right of way line of said Lovers Lane, the following:

North 90°00'00" West, a distance of 369.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°00'00" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°00'00" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 29.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 86°49'21" West, a distance of 150.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 42°42'10" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°17'50" West, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°17'50" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 34.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for north end of the westerly terminus of said Lovers Lane;

THENCE South 02°17'50" West, along the westerly terminus of said Lovers Lane, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for south end of the westerly terminus of said Lovers Lane, same being on the northerly line of Block D, Lot 3, of Gates of Prosper Phase 2, Block B, Lot 2 & Block D, Lots 2 & 3, according to the Final Plat thereof recorded in Volume 2025, Page 998, of the Plat Records of Collin County, Texas;

THENCE along the northerly line of said Block D, Lot 3, the following:

North 87°42'10" West, a distance of 60.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 87°01'54" West, a distance of 150.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°24'18" West, a distance of 711.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Block D, Lot 3, same being on the westerly line of aforesaid 125.926 acre tract and the easterly right of way line of Burlington Northern Santa Fe Railroad Company, a variable width right of way;

THENCE along the westerly line of said 125.926 acre tract and the easterly right of way line of said Burlington Northern Santa Fe Railroad Company, the following:

North 11°23'13" East, a distance of 258.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 78°36'39" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°23'21" East, a distance of 1,767.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for on the southerly right of way line of West First Street, a variable width right of way;

THENCE along the southerly right of way line of said West First Street, the following:

South 89°58'49" East, a distance of 359.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 06°49'37" West, a distance of 13.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°58'49" East, a distance of 81.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°02'26" West, a distance of 17.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'21" East, a distance of 110.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°08'49" East, a distance of 13.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°44'28" East, a distance of 23.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°58'49" East, a distance of 794.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 1.033 acre tract and on the westerly right of way line of aforesaid 40 foot Public Street;

North 89°02'38" West, crossing said 40 foot wide public street, a distance of 39.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly right of way line of aforesaid 40 foot Public Street;

THENCE South 00°13'15" East, departing the southerly right of way line of said West First Street and along the easterly line of said 40 foot Public Street and the westerly line of aforesaid 0.928 acre tract, a distance of 163.24 feet to the POINT OF BEGINNING and containing 79.298 acres (3,454,209 square feet) of land, more or less.

Table with 3 columns: LOT TYPE, COUNT, MIN. AREA REQUIRED (SQ. FT.). Row 1: TYPE A, 195, 6.875

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 183 LAND CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as HERITAGE HEIGHTS, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. 183 LAND CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION, do herein certify the following:

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this the _____ day of _____, 20____.

BY: 183 LAND CORPORATION

By: _____ Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20____.

Notary Public In And For The State Of Texas

Printed Name

WITNESS, my hand, this the _____ day of _____, 20____.

BY: BLUE STAR LAND, LP

By: _____ Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20____.

Notary Public In And For The State Of Texas

Printed Name

WITNESS, my hand, this the _____ day of _____, 20____.

BY: PROSPER ECONOMIC DEVELOPMENT CORPORATION

By: _____ Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20____.

Notary Public In And For The State Of Texas

Printed Name

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block _____ as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Collin County, Texas.

Sylviana Gunawan Registered Professional Land Surveyor No. 6461 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Ph. 972-335-3580 sylviana.gunawan@kimley-horn.com

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas

- 1. All open space lots are owned and maintained by the HOA.
2. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of the Final Plat.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. Open fencing is required along all open space lots with trails.
5. All landscape easements must be exclusive of any other type of easement.
6. According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
8. This development shall conform to the requirements of Planned Development 97 (PD-97) Subdistrict 3.
9. No non-residential use shall be allowed to connect to residential road.
10. Vehicular access for Town homes shall be provided at the unit via alleys. All garage doors are to be cedar/wood clad or shall be finished to give the appearance of real wood. Plain metal garage doors are not permitted.

Lots: 245 (PD-67) Acreage: 79.298 Density: 3.09 D U/IAC Average Lot Size: 5,749 Sq.Ft.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

Engineering Department

Town Secretary

Development Services Department

PRELIMINARY PLAT HERITAGE HEIGHTS

79.298 ACRES

195 RESIDENTIAL LOTS BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26; BLOCK C: LOTS 1-28; BLOCK D: LOTS 1-7 & 9-41; BLOCK F: LOTS 2-8, 10-23, & 25-32; BLOCK G: LOTS 2-26 & 28-36; BLOCK H: LOTS 1-24;

10 OPEN SPACE (HOA) LOTS BLOCK A: LOTS 1X, 2X, & 17X; BLOCK D: LOT 8X; BLOCK F: LOTS 1X, 9X & 24X; BLOCK G: LOTS 1X & 27X; BLOCK H: LOT 25X;

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER, COLLIN COUNTY, TEXAS DEVAPP-26-0015 PREPARED: 05/12/2026

Kimley Horn logo and contact information: 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580 Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Row 1: N/A, CDS, KHA, May 2026, 068109122, 8 OF 8

FILED:

SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Sylviana Gunawan, R.P.L.S.

ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: David Barton, PE

OWNER: Prosper Economic Development Corporation 121 W.Broadway.St. Prosper, TX 75078

OWNER: 183 Land Corporation 1 Cowboys Pkwy Irving, TX 75063 Phone: 972-543-2412 Contact: Scott Shipp

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